

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A 04.3 B.3 (103.3 & 1A00.3B. 3) to permit side yard setbacks of 40 ft. in lieu of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
Owners architectural plans cannot be changed without destroy a house therefore jeopardizing sale of lot

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Telephone No.
for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
Phone No.
Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of August, 1981, at 9:30 o'clock A.M.

Mr. Paul R. Scher
2311 Hidden Glen Drive
Owings Mills, Md. 21117

Hudkins Associates, Inc.
200 East Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of July, 1981

Petitioner: Paul R. Scher
Petitioner's Attorney

Reviewed by: William E. Hammond
Zoning Commissioner
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

RE: PETITION FOR VARIANCE
SW/S Ridge Valley Dr., 588.28'
SE of Hidden Glen Dr.,
11th District
PAUL R. SCHER, Petitioner
Case No. 82-38-A

ORDER TO ENTER APPEARANCE

Commissioner:

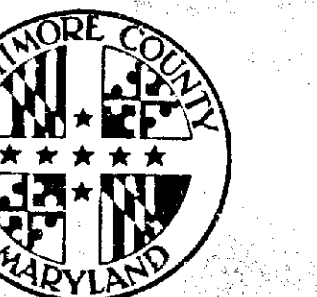
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of July, 1981, a copy of the foregoing Order was mailed to Mr. Paul R. Scher, 2311 Hidden Glen Drive, Owings Mills, Maryland 21117, Petitioner.

John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 21, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #233 (1980-1981)
Property Owner: Paul R. Scher
S/W/S Ridge Valley Dr. 588.28' S/E of Hidden Glen Dr.
Acres: 45,237 sq. ft. District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 87604, executed in conjunction with the development of Green Valley North - Section 3, of which this property is Lot 11 of the Plat "Section 3, Green Valley North", recorded E.H.K., Jr. 40, Folio 60.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 233 (1980-1981).

Very truly yours,

Robert A. McKinnon, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

S-W Key Sheet
56 NW 20 Pos. Sheet
NW 14 E Topo
50 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 82-38-A Item 233
Date: July 27, 1981

Petition for Variance
Southwest side of Ridge Valley Dr., 588.28' Southeast of Hidden
Glen Drive
Petitioner- Paul R. Scher

Eighth District

HEARING: Thursday, August 13, 1981 (9:30 A.M.)

There are no comprehensive zoning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

July 21, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 233, Zoning Advisory Committee Meeting of June 9, 1981, are as follows:

Property Owner: Paul R. Scher
Location: SW/S Ridge Valley Drive 588.28' S/E Hidden Glen Drive
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side yard setbacks of 40' in lieu of the required 50'.
Acres: 45,237 sq. ft.
District: 11th

The proposed dwelling will be served by an existing well and proposed sewage disposal system. Soil percolation tests have been conducted, the results of which will be valid until November 13, 1981. If a building permit application has not been submitted by that date, additional soil percolation tests may be required. The proposed house location will not interfere with the location of the well or septic system.

Prior to occupancy of the dwelling, chemical and bacteriological water samples must be collected to verify the potability of the water supply.

Very truly yours,

Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF:th

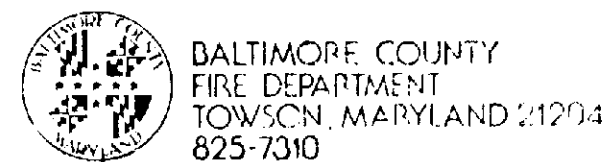
ORDER RECEIVED FOR FILING

DATE August 19, 1981
BY John W. Hessian, III
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ~~result in~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 17th day of August, 1981, that the herein Petition for Variance(s) to mit side yard setbacks of 40 feet in lieu of the required 50 feet, for the expressed purpose of constructing a dwelling and attached garage, in accordance with the revised site plan dated May 19, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung
Deputy Zoning Commissioner of Baltimore County



PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Paul R. Scher

Location: SS/S Ridge Valley Drive 588.28' S/E of Hidden Glen Drive

Item No.: 233 Zoning Agenda: June 9, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: John W. Hessian, III Noted and Approved: John W. Hessian, III
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: July 2, 1981
Charles E. (Ted) Burnham
FROM: Zoning Advisory Committee
SUBJECT: Meeting of June 9, 1981

ITEM #229	See Comments
ITEM #230	See Comments
ITEM #231	Standard Comments
ITEM #232	Standard Comments
✓ ITEM #233	Standard Comments
ITEM #234	See Comments
ITEM #235	Standard Comments
ITEM #236	See Comments
ITEM #237	Standard Comment
ITEM #238	Standard Comment

Charles E. Burnham

Charles E. (Ted) Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: June 8, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 9, 1981

RE: Item No: 229, 230, 231, 232, 233, 234, 235, 236, 237, 238
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

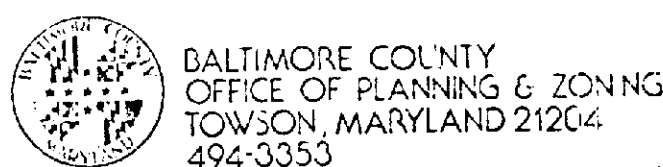
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Walter Park
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/dp



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 18, 1981

Mr. Paul R. Scher, Vice-President
Landmark Construction, Inc.
2311 Hidden Glen Drive
Owings Mills, Maryland 21117

RE: Petition for Variance
SW/S of Ridge Valley Drive, 588.28'
SE of Hidden Glen Drive - 8th
Election District
Paul R. Scher/Landmark Construction,
Inc. - Petitioner
NO. 82-38-A (Item No. 233)

Dear Mr. Scher:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. Paul R. Scher, Vice President
Landmark Construction, Inc.
2311 Hidden Glen Drive
Owings Mills, Maryland 21117

July 14, 1981

NOTICE OF HEARING

RE: Petition for Variance
SW/S of Ridge Valley Dr., 588.28' SE of
Hidden Glen Dr.
Case #82-38-A

TIME: 9:30 A.M.

DATE: Thursday, August 13, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

/kfr

John M. H. Jung
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR VARIANCE

8th DISTRICT

ZONING: Q Petition for Variance
LOCATION: Southwest side of Ridge Valley Dr., 588.28' Southeast of Hidden Glen Drive
DATE & TIME: Thursday, August 13, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 40 feet in lieu of the required 50 feet.

The Zoning Regulation to be excepted as follows:

Section 1A04.3B.3 (103.3 & 1A00.3B.3) - Minimum side yard setbacks in an R.C.5 (R.D.P.) Zone

All that parcel of land in the Eighth District of Baltimore County

Being the property of Paul R. Scher as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, August 13, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730 9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101 SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828 0060

BEAIR OFFICE
L. GERALD WOLF
Landscape Architect
PHONE 838 0889

May 20, 1981

PETITION FOR VARIANCE

Beginning for the same at a point 588.28 feet southeasterly measured along the southwest side of Ridge Valley Drive from the centerline of Hidden Glen Drive thence binding on the said southwest side of Ridge Valley Drive South 38 degrees 54 minutes 46 seconds East 133.56 feet thence still binding on the said southwest side of Ridge Valley Drive by a curve to the right having a radius of 800.00 feet for an arc length of 16.44 feet thence South 51 degrees 05 minutes 14 seconds West 301.43 feet thence North 38 degrees 57 minutes 46 seconds West 150.00 feet thence North 51 degrees 05 minutes 14 seconds East 301.73 feet to the place of beginning.

Containing 45,297 square feet of land more or less.

Malcolm E. Hudkins
MALCOLM E. HUDKINS
REGISTERED SURVEYOR

Malcolm E. Hudkins
Registered Surveyor #5095

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 82-38-A 17em #233
Building Permit Application
No. 392 87
Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

A. Hunt
4/4/81

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 30, 1981

Mr. Paul R. Scher, Vice President
Landmark Construction, Inc.
2311 Hidden Glen Drive
Owings Mills, Maryland 21117

RE: Petition for Variance
SW/s Ridge Valley Dr., 588.28' SE of Hidden
Glen Dr.
Case #82-38-A

Dear Mr. Scher:

This is to advise you that \$49.75 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

82-38-A

District: 8th Date of Posting: July 24, 1981
Posted for: *Paul R. Scher*
Petitioner: *Paul R. Scher*
Location of property: *SW/s Ridge Valley Drive SE of Hidden Glen Drive*
Location of Signs: *Southwest side of Ridge Valley Drive approx. 1/4 mile South of Hidden Glen Drive*
Remarks:
Posted by: *A. J. Quate* Date of return: *July 31, 1981*
Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 21st day of May, 1981.

Filing Fee \$ 25.00 Received: ☒ Check

ITEM # 233

Cash

Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner: *Scher*

Submitted by: *ELIOTT J. MITT*

Petitioner's Attorney: *NONE*

Reviewed by: *JBS*

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Petition for Variance
8TH DISTRICT
ZONING: Petition for Variance
LOCATION: Southwest side of Ridge Valley Dr., 588.28' Southeast of Hidden Glen Drive
DATE & TIME: Thursday, August 13, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building

Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the said petition for variance to permit side yard setbacks of 40 feet in line of the required 50 feet.
The Zoning Regulation to be excepted as follows: Section 1304.20.3 (1) & 1306.30.3 - Minimum side yard setbacks in an R-C 5-R D P1 Zone
All that parcel of land in the Eighth District of Baltimore County

Beginning for the same at a point 588.28 feet southeasterly measured along the southwest side of Ridge Valley Drive from the centerline of Hidden Glen Drive (ance binding on the said southwest side of Ridge Valley Drive).
Being the property of Paul R. Scher as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, August 13, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
BY ORDER OF
William E. Hammond
Zoning Commissioner of Baltimore County

The Times

Middle River, Md., 19

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the day of 19

Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 096987

DATE 7/13/81 ACCOUNT 01-662

AMOUNT \$21.00

RECEIVED FROM Landmark Construction, Inc.
FOR Filing fee for case #82-38-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 100432

DATE 9 8/7/81 ACCOUNT C1-662

AMOUNT \$49.75

RECEIVED FROM Landmark Construction, Inc.
FOR Posting & Advertising of Case #82-38-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 23, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 13th day of August, 1981, the first publication appearing on the 23rd day of July, 1981.

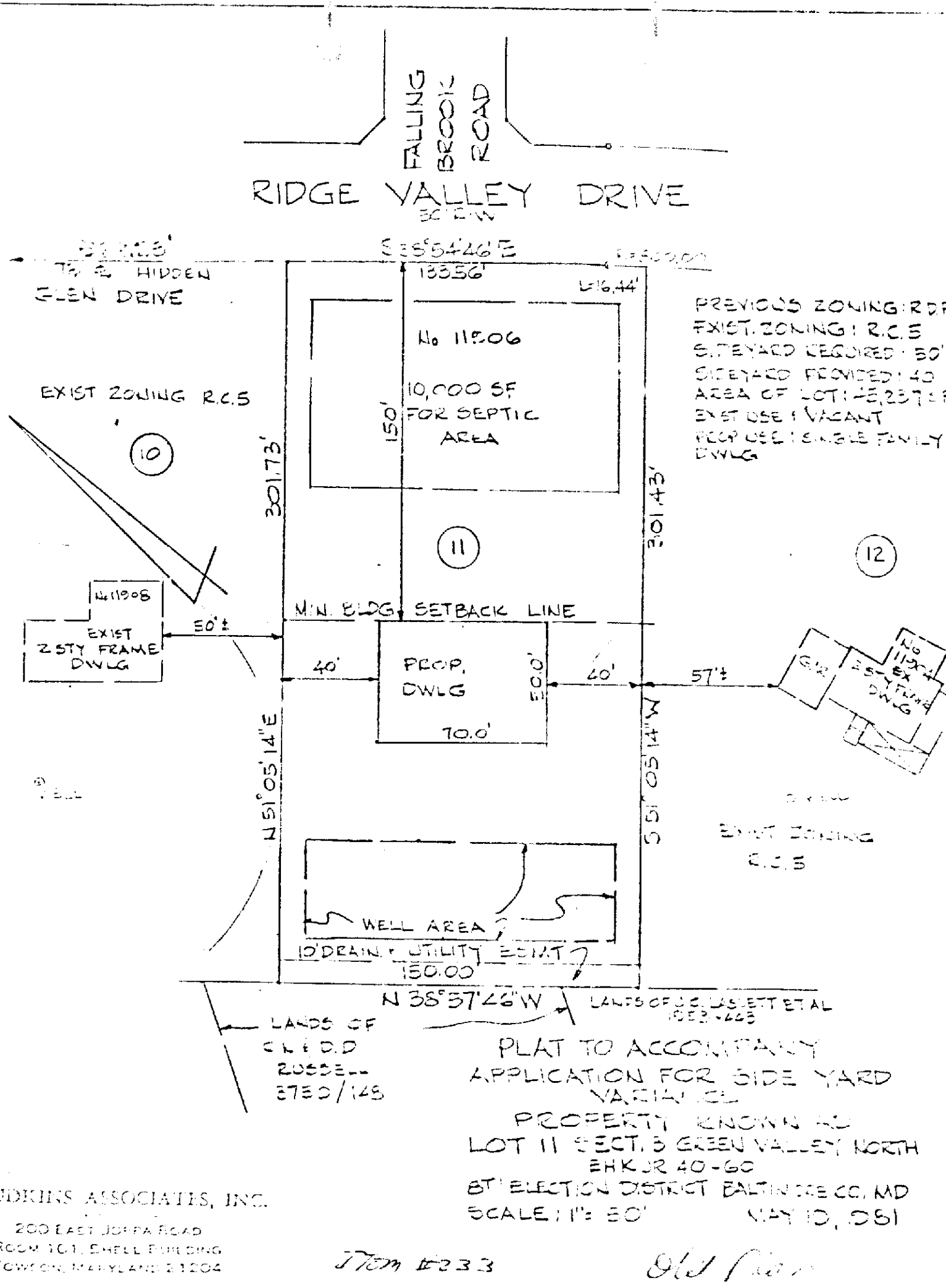
THE JEFFERSONIAN
Paul R. Scher
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCE
8TH DISTRICT
ZONING: Petition for Variance
LOCATION: Southwest side of Ridge Valley Dr., 588.28' Southeast of Hidden Glen Drive
DATE & TIME: Thursday, August 13, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the said petition for variance to permit side yard setbacks of 40 feet in line of the required 50 feet.
The Zoning Regulation to be excepted as follows: Section 1304.20.3 (1) & 1306.30.3 - Minimum side yard setbacks in an R-C 5-R D P1 Zone
All that parcel of land in the Eighth District of Baltimore County

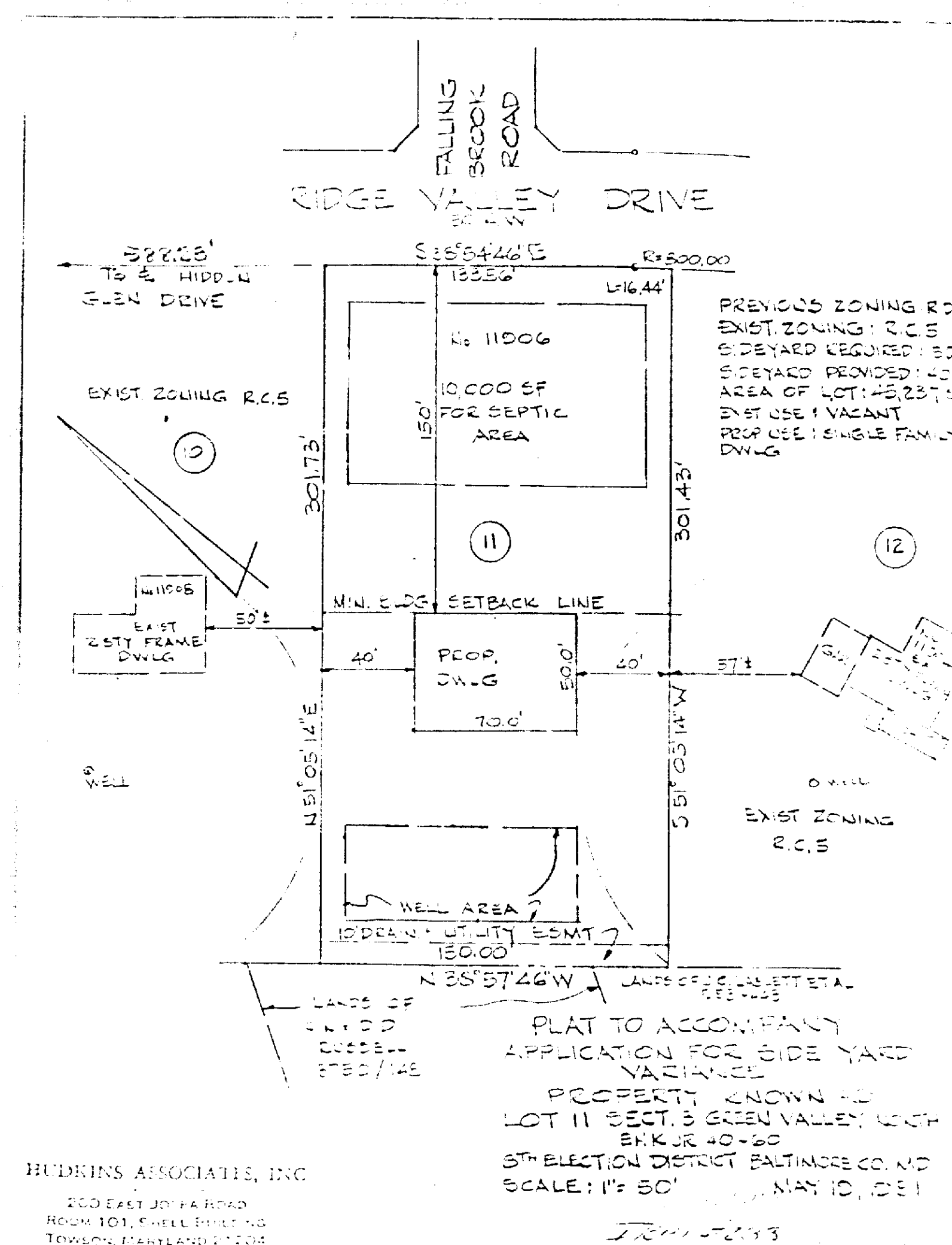
Beginning for the same at a point 588.28 feet southeasterly measured along the southwest side of Ridge Valley Drive from the centerline of Hidden Glen Drive (ance binding on the said southwest side of Ridge Valley Drive) by a curve to the right having a radius of 800.00 feet for an arc length of 18.44 feet thence South 51 degrees 02 minutes 13 seconds West 30.43 feet thence North 33 degrees 37 minutes 46 seconds West 100.00 feet to the place of beginning.
Containing 42,277 square feet of land more or less.
Being the property of Paul R. Scher as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, August 13, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner of Baltimore County
July 23.



HUDKINS ASSOCIATES, INC.
200 EAST JOHNS ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

7704 #233

9/1/81



HUDKINS ASSOCIATES, INC.
200 EAST JOHNS ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

7704 #233